

Appendix: Supporting Exhibits

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UTAH DEPARTMENT OF TRANSPORTATION

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- Exhibit I-2* Office Inventory and Asking Rents; Davis and Weber Counties, Utah; 2007-2014
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- Exhibit I-4* Annual Class A and B Office Market Trends; Davis County, Weber County, and Salt Lake City Metro Area; 2007-2014

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- Exhibit II-4* Annual Net Absorption as a Percentage of Salt Lake City Metro Area; Davis and Weber Counties, Utah; 2006-2014
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Exhibit IV-10 Proposed versus Current Uses; Davis and Weber Counties, Utah; 2015

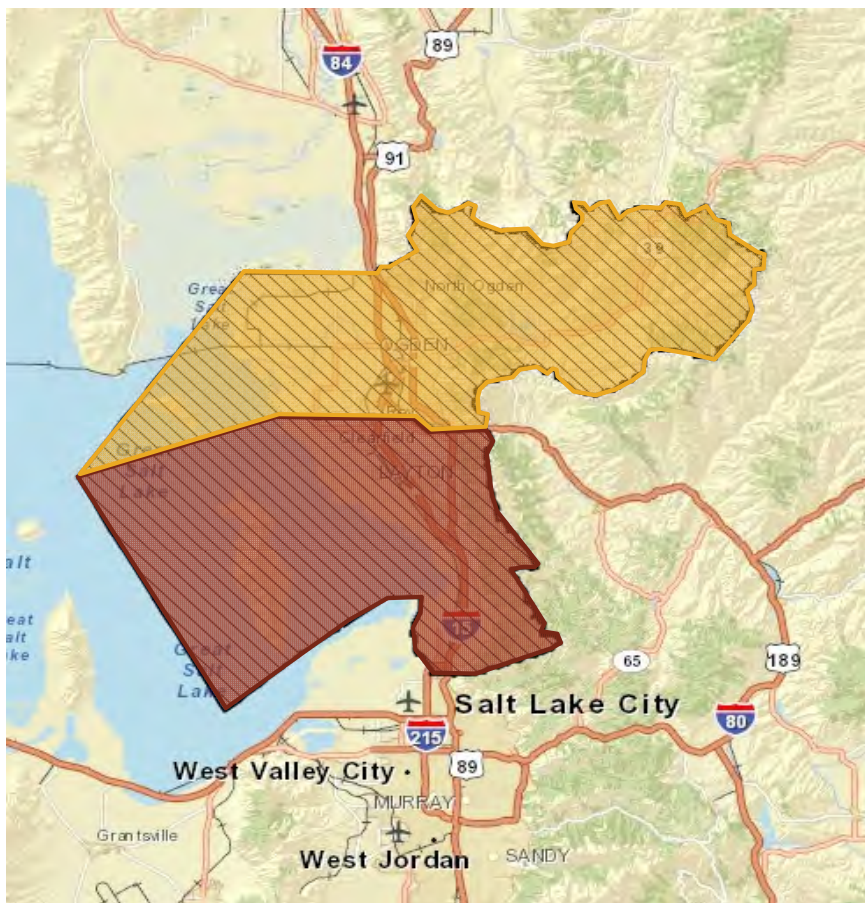
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I. OFFICE

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit I-1

**MAP OF DAVIS AND WEBER COUNTIES
UTAH
2015**



MAP KEY	
	Weber County
	Davis County

2014 HOUSEHOLDS	
Davis	99,712
Weber	81,853

2014 MEDIAN INCOME	
Davis	\$70,201
Weber	\$53,493

SOURCE: RCLCO; Esri

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit I-2

OFFICE INVENTORY AND ASKING RENTS DAVIS AND WEBER COUNTIES, UTAH 2006-2014

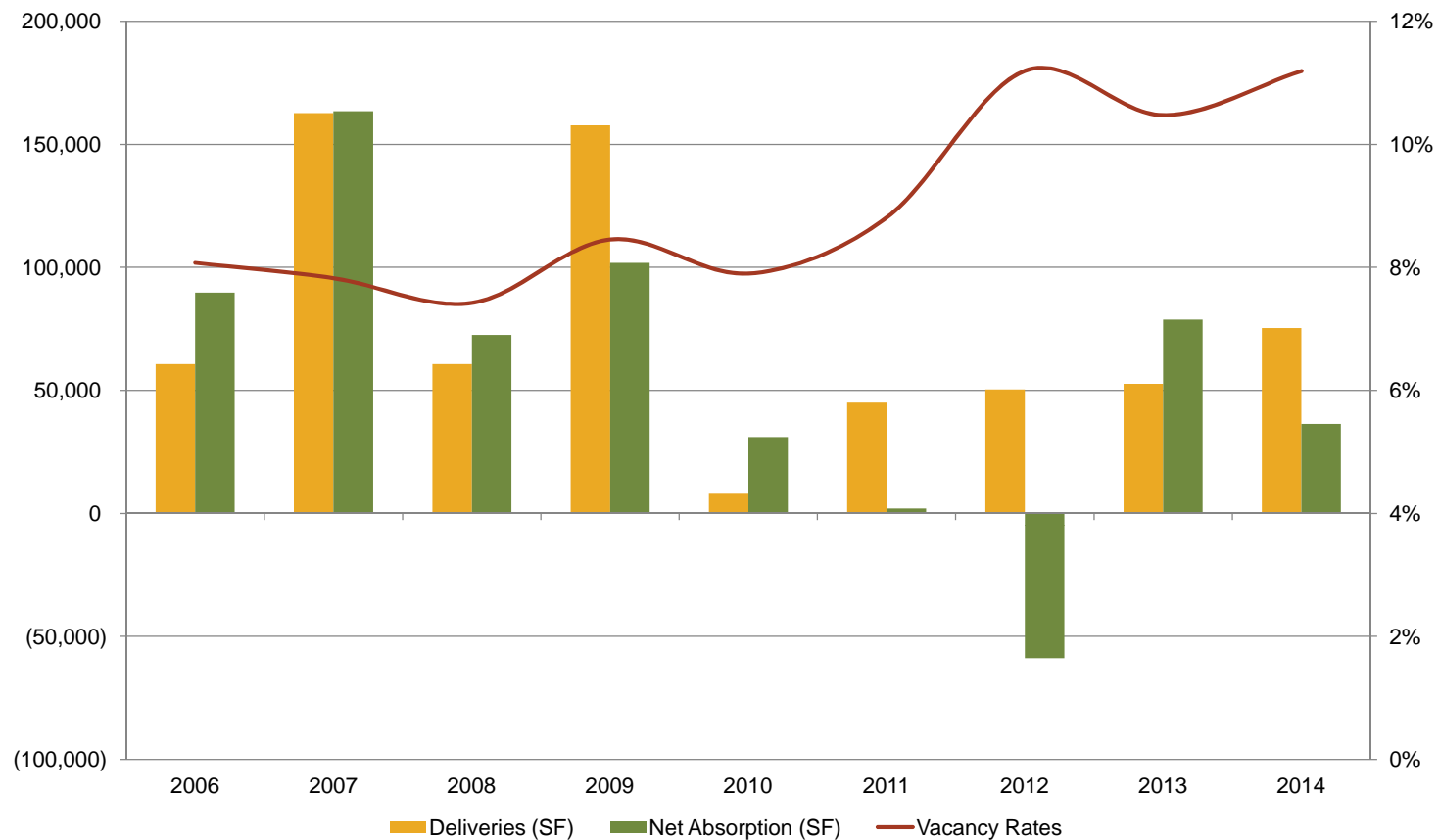


NOTE: Includes all classes of office buildings.
SOURCE: CoStar

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit I-3A

OFFICE NET ABSORPTION, DELIVERIES, AND VACANCY RATES DAVIS COUNTY, UTAH 2006-2014



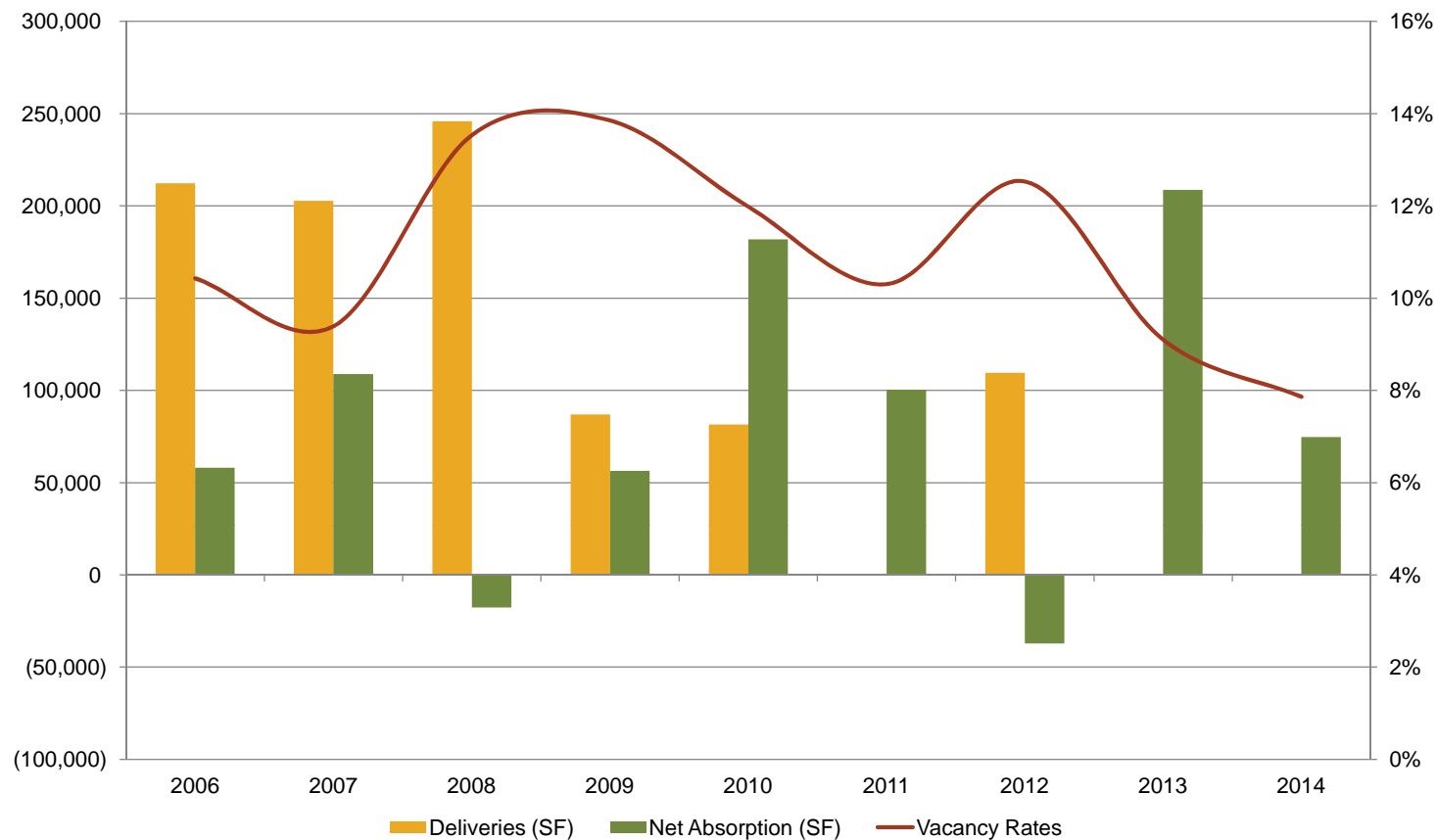
NOTE: Includes all classes of office buildings. "Deliveries" refer to the square feet of office space introduced to the market each year. "Net Absorption" refers to total occupied square feet less total space vacated in each year.

SOURCE: CoStar

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit I-3B

OFFICE NET ABSORPTION, DELIVERIES, AND VACANCY RATES WEBER COUNTY, UTAH 2006-2014



NOTE: Includes all classes of office buildings. "Deliveries" refer to the square feet of office space introduced to the market each year. "Net Absorption" refers to total occupied square feet less total space vacated in each year.

SOURCE: CoStar

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit I-4

ANNUAL CLASS A AND B OFFICE MARKET TRENDS DAVIS COUNTY, WEBER COUNTY, AND SALT LAKE CITY METRO AREA 2006-2014

SUBMARKET	2006	2007	2008	2009	2010	2011	2012	2013	2014
DAVIS COUNTY									
Supply (SF)	4,117,145	4,068,680	4,129,388	4,287,193	4,295,193	4,340,193	4,390,593	4,443,259	4,518,564
Deliveries (SF)	60,708	162,766	60,708	157,805	8,000	45,000	50,400	52,666	75,305
% of Metro Deliveries	2.2%	5.1%	2.1%	7.9%	0.7%	5.4%	4.3%	5.6%	6.0%
Vacancy Rate	8.1%	7.8%	7.4%	8.5%	7.9%	8.8%	11.2%	10.5%	11.2%
Net Absorption (SF)	89,804	163,483	72,586	101,831	31,074	2029	(58,927)	78,806	36,438
Occupied Space (SF)	3,784,776	3,750,363	3,822,949	3,924,780	3,955,854	3,957,883	3,898,956	3,977,762	4,012,761
Average Asking Rent	\$14.40	\$14.36	\$14.99	\$14.38	\$14.96	\$14.83	\$15.80	\$15.79	\$16.02
WEBER COUNTY									
Supply (SF)	5,690,156	5,559,510	5,805,356	5,892,360	5,973,852	5,973,852	6,083,413	6,083,413	6,083,413
Deliveries (SF)	212,311	202,798	245,846	87,004	81,492	0	109,561	0	0
% of Metro Deliveries	7.8%	6.3%	8.6%	4.4%	7.2%	0.0%	9.2%	0.0%	0.0%
Vacancy Rate	10.4%	9.4%	13.5%	13.9%	12.0%	10.3%	12.5%	9.1%	7.9%
Net Absorption (SF)	58,045	108,784	(17,618)	56,356	181,907	100,309	(37,193)	208,674	74,760
Occupied Space (SF)	5,096,695	5,037,420	5,019,802	5,076,158	5,258,065	5,358,374	5,321,181	5,529,855	5,605,183
Average Asking Rent	\$14.14	\$13.75	\$14.72	\$14.05	\$13.87	\$13.72	\$13.73	\$13.74	\$13.80
SALT LAKE CITY METRO									
Supply (SF)	81,478,104	80,776,343	83,620,221	85,605,672	86,742,179	87,577,213	88,762,007	89,698,927	90,970,630
Deliveries (SF)	2,734,333	3,197,799	2,843,878	1,985,451	1,136,507	835,034	1,184,794	936,920	1,256,236
Vacancy Rate	8.1%	7.9%	9.7%	9.5%	8.0%	6.9%	6.9%	7.1%	6.5%
Net Absorption (SF)	2,853,416	3,066,233	1,060,337	2,037,643	2,266,327	172,5783	1,125,598	701,533	1,515,561
Occupied Space (SF)	74,899,283	74,414,166	75,474,503	77,512,146	79,778,473	81,504,256	82,629,854	83,331,387	85,076,717
Average Asking Rent	\$16.42	\$16.23	\$16.97	\$16.77	\$16.46	\$16.42	\$16.79	\$17.07	\$16.94

NOTE: Lease rates represent direct average asking lease rate for all classes, full service, per square foot annually. Vacancy and lease rates represent year-end vacancy and lease rates.

SOURCE: CoStar Group; RCLCO

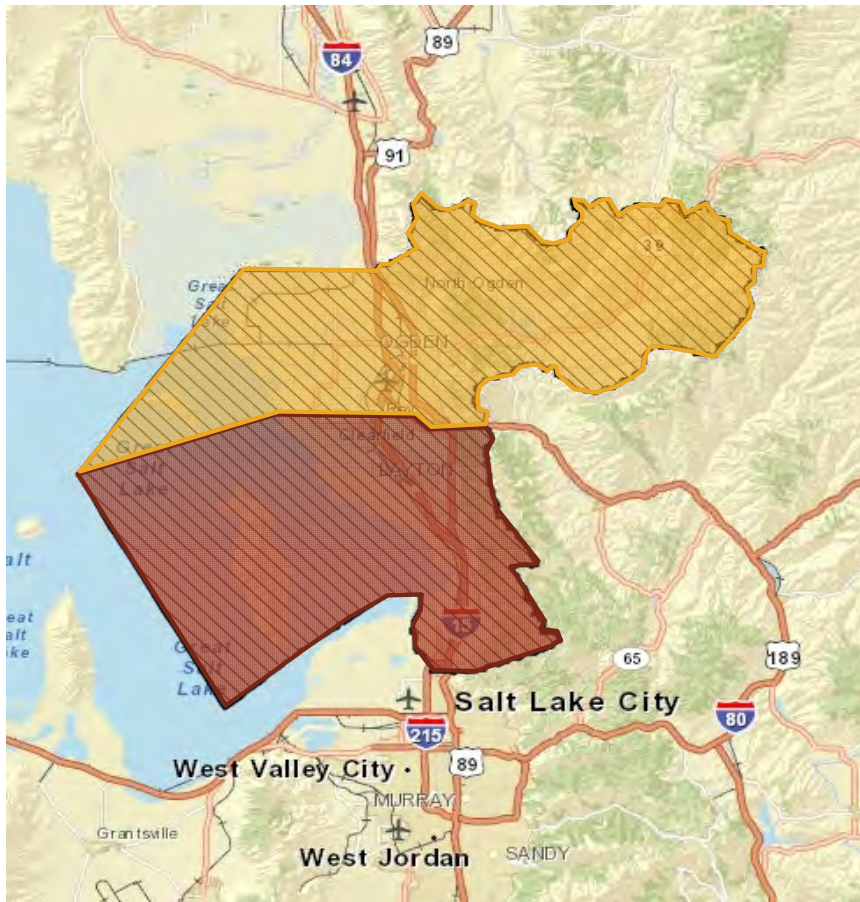
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II. RETAIL

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit II-1

MAP OF DAVIS AND WEBER COUNTIES UTAH 2015



MAP KEY	
	Weber County
	Davis County

2014 HOUSEHOLDS	
Davis	99,712
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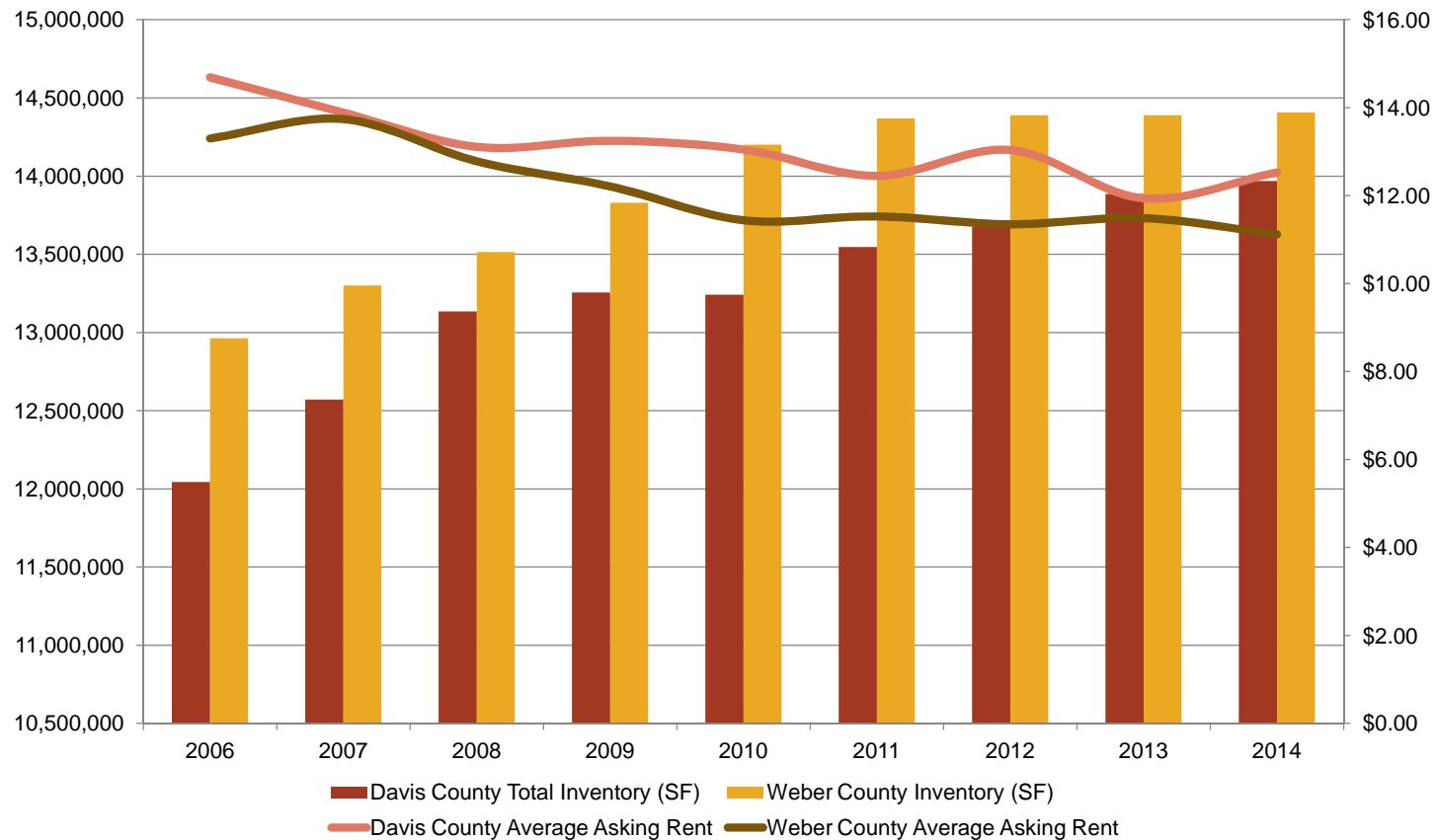
2014 MEDIAN INCOME	
Davis	\$70,201
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SOURCE: RCLCO; Esri

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit II-2

RETAIL INVENTORY AND ASKING RENTS DAVIS AND WEBER COUNTIES, UTAH 2006-2014

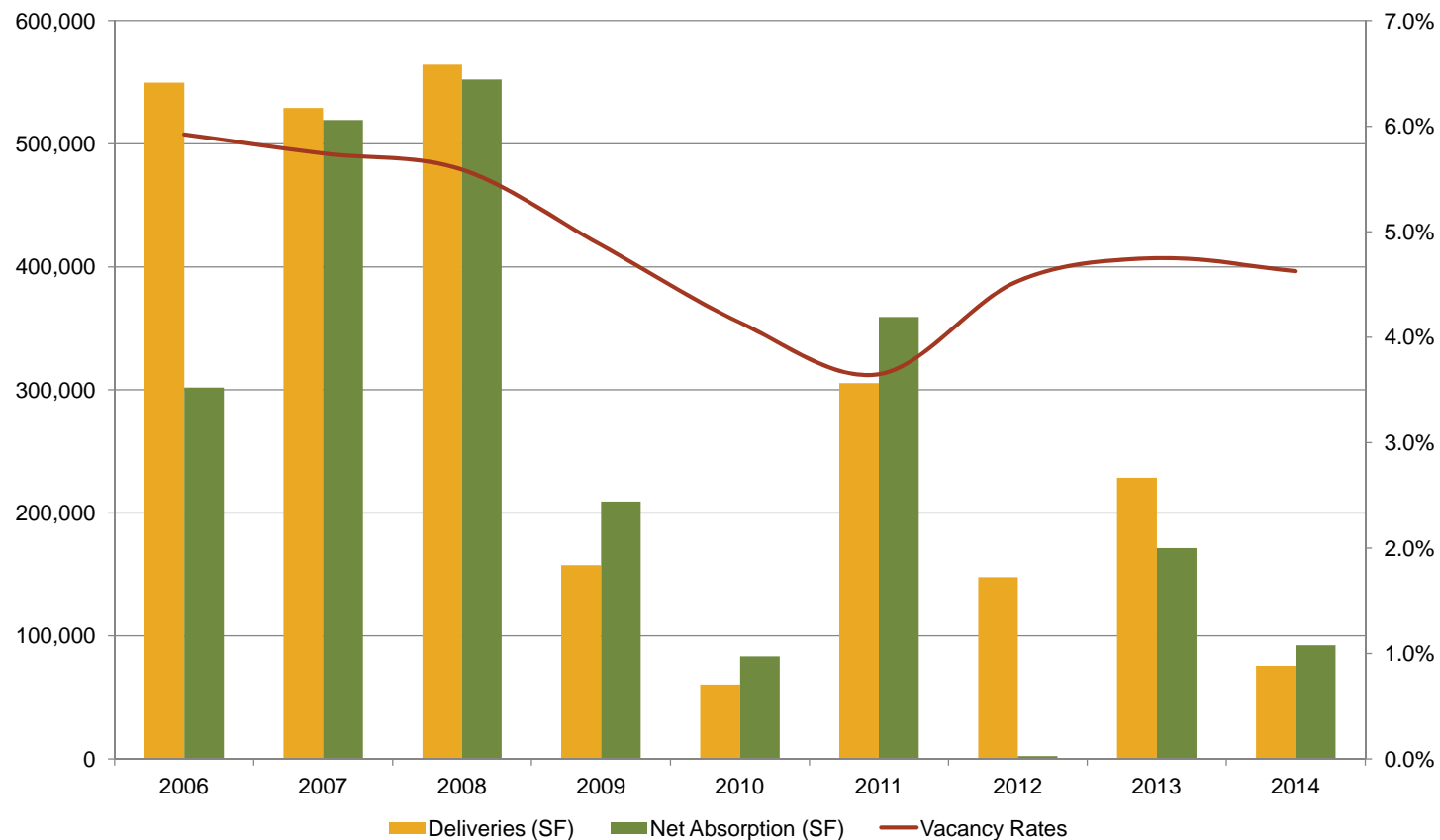


NOTE: Includes all classes of retail centers.
SOURCE: CoStar

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit II-3A

RETAIL NET ABSORPTION, DELIVERIES, AND VACANCY RATE DAVIS COUNTY, UT 2006-2014



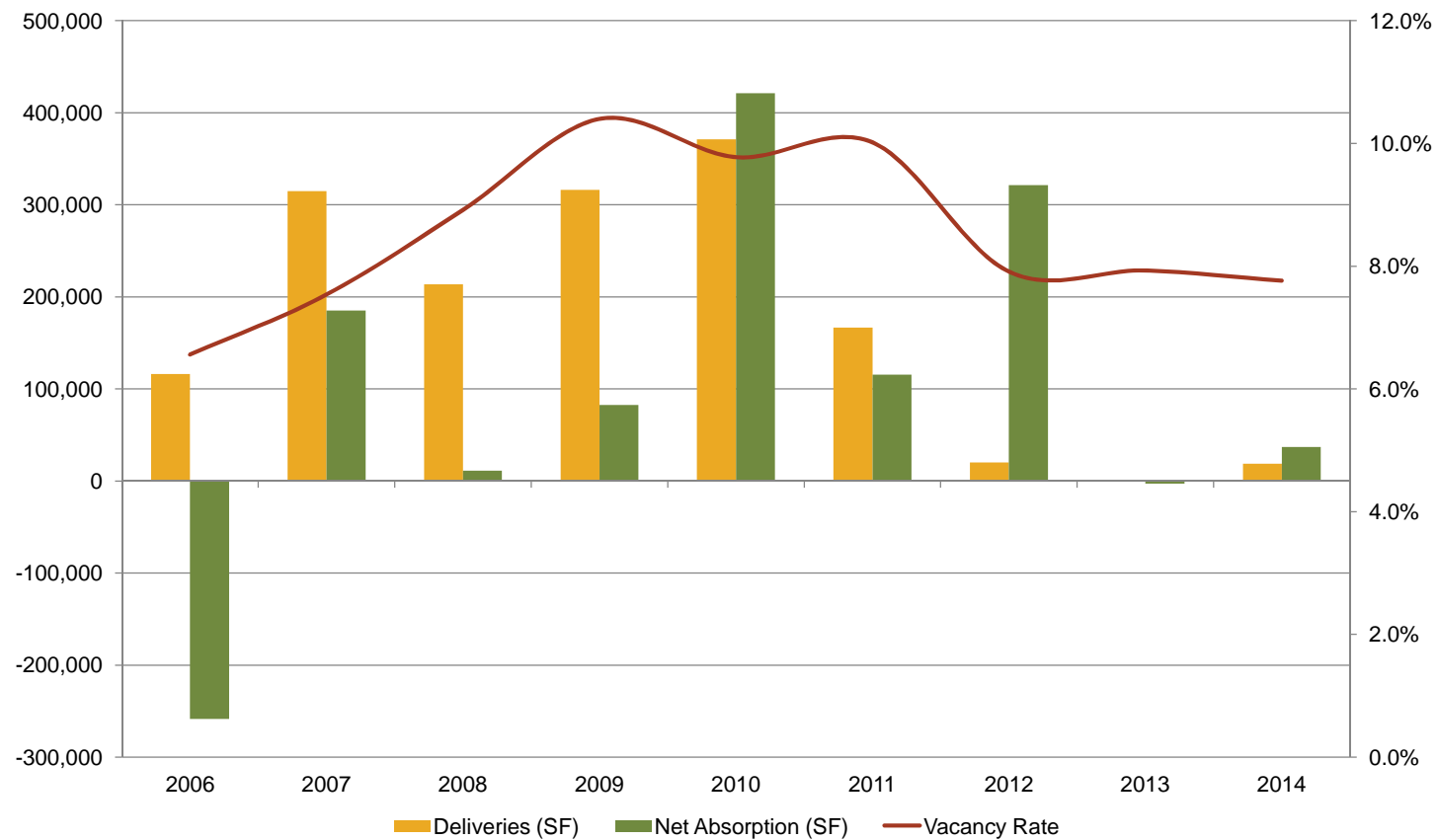
NOTE: Includes all classes of retail centers. "Deliveries" refer to the square feet of office space introduced to the market each year. "Net Absorption" refers to total occupied square feet less total space vacated in each year.

SOURCE: CoStar

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit II-3B

RETAIL NET ABSORPTION, DELIVERIES, AND VACANCY RATE WEBER COUNTY, UT 2006-2014



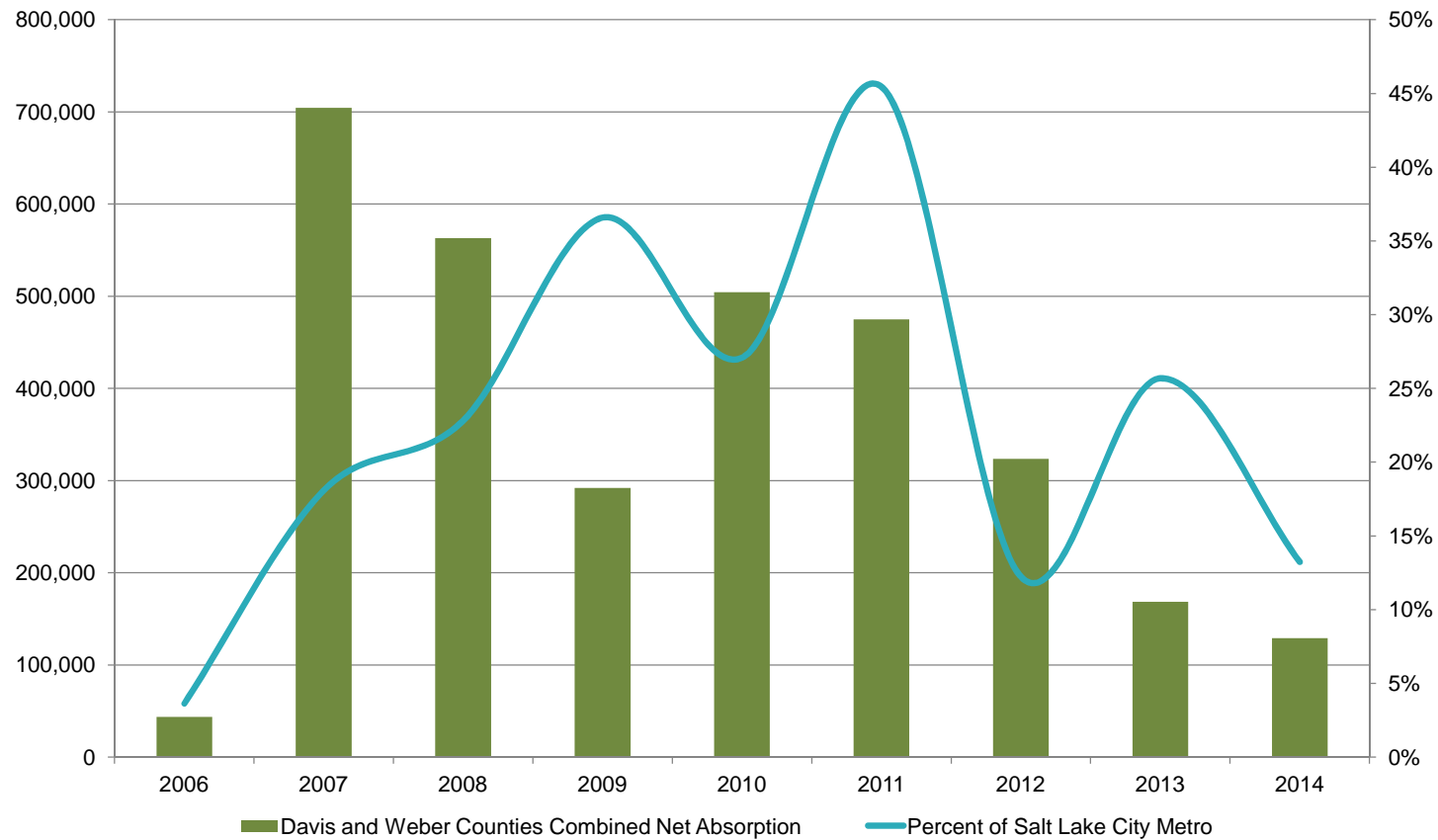
NOTE: Includes all classes of retail centers. "Deliveries" refer to the square feet of office space introduced to the market each year. "Net Absorption" refers to total occupied square feet less total space vacated in each year.

SOURCE: CoStar

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Exhibit II-4

ANNUAL NET ABSORPTION AS A PERCENTAGE OF SALT LAKE CITY METRO AREA DAVIS AND WEBER COUNTIES, UTAH 2006-2014

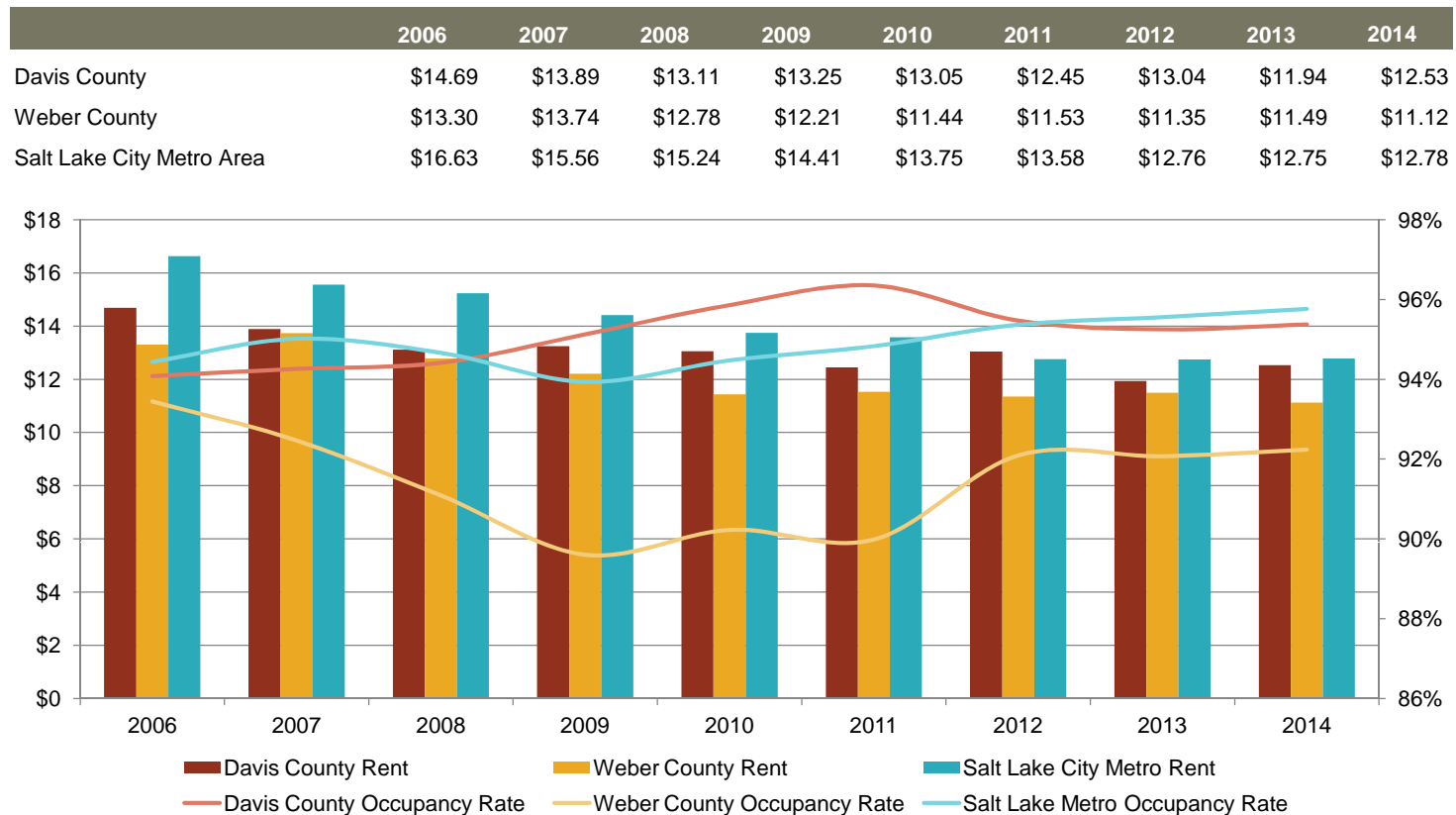


NOTE: Includes all classes of retail centers.
SOURCE: CoStar

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Exhibit II-5

HISTORICAL AVERAGE ASKING RENT PSF STATISTICS DAVIS COUNTY, WEBER COUNTY, AND SALT LAKE CITY METRO AREA 2006-2014



SOURCE: CoStar

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit II-6

HISTORICAL RETAIL MARKET STATISTICS DAVIS COUNTY, WEBER COUNTY, AND SALT LAKE CITY METRO AREA 2006-2014

	2006	2007	2008	2009	2010	2011	2012	2013	2014
DAVIS COUNTY									
Total Retail Inventory (SF)	12,044,311	12,570,712	13,135,110	13,256,488	13,241,908	13,547,389	13,674,979	13,885,960	13,967,749
Deliveries (SF)	549,546	528,973	564,398	157,494	60,503	305,481	147,590	228,408	75,689
Occupied SF	11,331,053	11,848,917	12,401,053	12,610,388	12,693,739	13,052,924	13,055,197	13,226,503	13,321,703
Net Absorption (SF)	301,965	519,358	552,136	209,335	83,351	359,185	2,273	171,306	92,364
% of Metro Absorption	25.2%	13.3%	22.4%	26.2%	4.5%	34.4%	0.1%	26.1%	9.5%
Vacancy Rate	5.9%	5.7%	5.6%	4.9%	4.1%	3.6%	4.5%	4.7%	4.6%
Average Asking Rent	\$14.69	\$13.89	\$13.11	\$13.25	\$13.05	\$12.45	\$13.04	\$11.94	\$12.53
WEBER COUNTY									
Total Retail Inventory (SF)	12,962,702	13,300,067	13,513,806	13,829,987	14,201,019	14,367,781	14,388,022	14,388,022	14,406,878
Deliveries (SF)	116,301	314,951	213,739	316,181	371,032	166,762	20,241	0	18,856
Occupied SF	12,112,471	12,297,671	12,308,745	12,391,453	12,812,582	12,928,235	13,249,634	13,246,932	13,288,245
Net Absorption (SF)	-258,456	185,200	11,074	82,708	421,129	115,653	321,399	-2,702	36,793
% of Metro Absorption	-21.6%	4.8%	0.4%	10.4%	22.6%	11.1%	12.1%	-0.4%	3.8%
Vacancy Rate	6.6%	7.5%	8.9%	10.4%	9.8%	10.0%	7.9%	7.9%	7.8%
Average Asking Rent	\$13.30	\$13.74	\$12.78	\$12.21	\$11.44	\$11.53	\$11.35	\$11.49	\$11.12
SALT LAKE CITY METRO									
Total Retail Inventory (SF)	113,879,661	117,280,424	120,322,852	122,105,554	123,382,261	124,018,293	126,089,963	126,532,774	127,519,356
Occupied SF	107,541,842	111,435,354	113,899,938	114,698,404	116,561,441	117,606,250	120,253,321	120,909,958	122,119,883
Net Absorption (SF)	1,199,182	3,894,705	2,468,659	798,466	1,863,037	1,044,809	2,647,071	656,637	976,105
Vacancy Rate	5.6%	5.0%	5.3%	6.1%	5.5%	5.2%	4.6%	4.4%	4.2%
Average Asking Rent	\$16.63	\$15.56	\$15.24	\$14.41	\$13.75	\$13.58	\$12.76	\$12.75	\$12.78

SOURCE: Costar, February 2015

UTAH DEPARTMENT OF TRANSPORTATION

III. RESIDENTIAL

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit III-1

RESIDENTIAL MARKET OVERVIEW DAVIS AND WEBER COUNTIES, UTAH 2015

PRODUCT TYPE	LOCATIONS	DENSITY RANGE (UNITS/AC) ¹	SF RANGE	PRICE/RENT RANGE	\$/SF RANGE
Small Lot SFD	Throughout the market	6.4 - 8.5	1,315 - 3,442	\$159,990 - \$349,990	\$102 - \$122
Med-Large Lot SFD	Throughout the market	2.1 - 5.3	1,930 - 4,246	\$189,900 - \$400,000	\$94 - \$98
Townhome	Within a 5 minute drive to I-15 and Frontrunner	13.0 - 16.0	1,530 - 2,538	\$223,990 - \$272,350	\$107 - \$146
Multifamily - Rental	Less than a 5 minute drive to I-15 and Frontrunner	15.6 - 35.7	665 - 1,420	\$675 - \$1,399	\$0.99 - \$1.02
Multifamily - Owner	N/A	N/A - N/A	N/A - N/A	N/A - N/A	N/A - N/A

¹ Assumes 70% efficiency for SFD neighborhoods.

SOURCE: RCLCO; Respective community websites; Zillow

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit III-2

SELECTED NEW FOR-SALE SINGLE FAMILY HOMES DAVIS AND WEBER COUNTIES, UTAH 2015

Community	Builder	Lot Size (Est.)	BR	BA	Size Range	Average Size	Price Range	Average Price	Average \$/SF
Still Creek Village	Hawkins Homes	4,500	3	2	1,315 - 1,460	1,388	\$159,990 - \$167,900	\$163,945	\$118
		11,550	3	3	1,930 - 1,960	1,945	\$189,900 - \$191,900	\$190,900	\$98
Mountain Vistas	Symphony Homes	13,125	3	3	2,500 - 2,500	2,500	\$400,000 - \$400,000	\$400,000	\$160
Peacefield	Symphony Homes	8,400	3	3	2,500 - 2,500	2,500	\$300,000 - \$300,000	\$300,000	\$120
Bridgeway Island	Elite Craft Homes	10,890	3	2-2.5	3,272 - 4,246	3,759	\$303,900 - \$357,900	\$330,900	\$88
		14,520	4	2.5	3,011 - 3,999	3,505	\$322,900 - \$368,900	\$345,900	\$99
Grey Hawk	Richmond American	4,750	3	2	1,920 - 1,920	1,920	\$250,000 - \$250,000	\$250,000	\$130
Cherry Heights	Oakwood Homes	13,000	3	2-2.5	2,307 - 2,921	2,614	\$244,990 - \$274,990	\$259,990	\$99
Eaglewood Village	Oakwood Homes	3,600	2	2	3,442 - 3,442	3,442	\$349,990 - \$349,990	\$349,990	\$102
		5,700	3	2-2.5	2,307 - 4,104	3,206	\$284,990 - \$389,990	\$337,490	\$105
		12,000	4	2.5	4,088 - 4,088	4,088	\$379,990 - \$379,990	\$379,990	\$93
Average						2,599		\$288,608	\$114

SOURCE: RCLCO; Respective community websites

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit III-3

SELECTED NEW FOR-SALE TOWNHOMES DAVIS AND WEBER COUNTIES, UTAH 2015

Community	Builder	Density (Est.)	BR	BA	Size Range	Average Size	Price Range	Average Price	Average \$/SF
Avenues at the Station	Oakwood Homes	15	3	2-2.5	1,530 - 2,538	2,034	\$223,990 - \$272,350	\$248,170	\$122
Orchard Farms ¹	Ivory Homes	16	2	1.5-2	1,499 - 2,027	1,763	\$260,000 - \$290,000	\$275,000	\$156
		15	3	3	1,707 - 2,329	2,018	\$270,000 - \$300,000	\$285,000	\$141
Yalecrest ¹	Ivory Homes	14	2	1.5-2.5	1,490 - 2,157	1,824	\$170,000 - \$200,000	\$185,000	\$101
		13	3	2.5-3	1,928 - 2,674	2,301	\$170,000 - \$200,000	\$185,000	\$80
Average						1,988		\$235,634	\$120

¹ Only base prices given; price range reflects typical townhome price ranges in the market.

SOURCE: RCLCO; Respective community websites

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit III-4

SELECTED NEW MULTIFAMILY COMMUNITIES DAVIS AND WEBER COUNTIES, UTAH 2015

DAVIS COUNTY									
Community	Developer / Manager	Density (Est.)	BR	BA	Size Range	Average Size	Rent Range	Average Price	Average \$/SF
Eaglewood Lofts	Compass	36	1	1	665 - 762	714	\$880 - \$915	\$898	\$1.26
			2	1-2	819 - 978	899	\$995 - \$1,190	\$1,093	\$1.22
Foxboro Terrace I	Alliance	16	2	1-2	866 - 878	872	\$799 - \$929	\$864	\$0.99
			3	2	1,068 - 1,068	1,068	\$899 - \$999	\$949	\$0.89
Orchard Farms	Alliance	-	2	2	1,105 - 1,250	1,178	\$1,149 - \$1,279	\$1,214	\$1.03
			3		1,420 - 1,420	1,420	\$1,399 - \$1,399	\$1,399	\$0.99
Legacy Crossing	Centerville Apartments	32	1	1	687 - 816	752	\$805 - \$916	\$861	\$1.15
			2	2	965 - 965	965	\$1,025 - \$1,035	\$1,030	\$1.07
Average						983		\$1,038	\$1.07

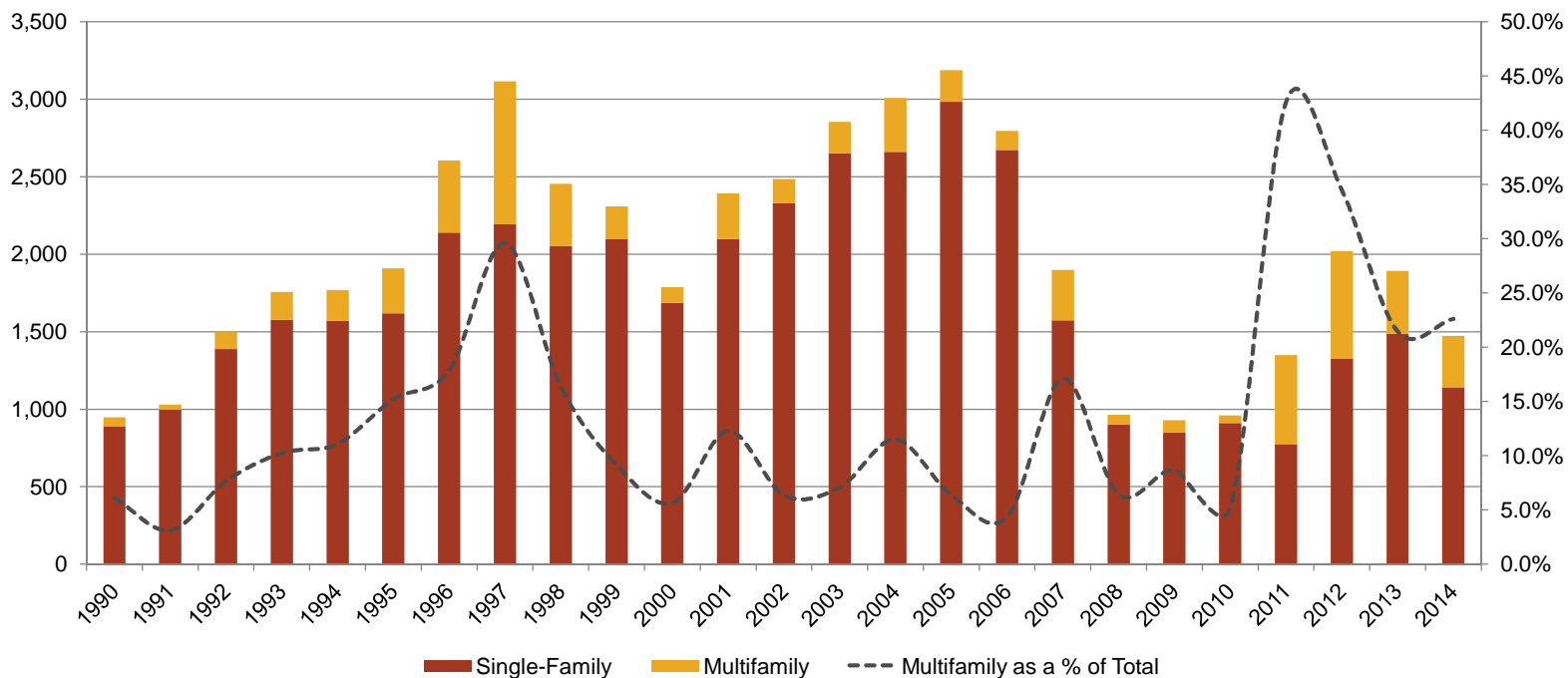
WEBER COUNTY									
Community	Developer / Manager		BR	BA	Size Range	Average Size	Rent Range	Average Price	Average \$/SF
Woodland Cove	Concept Management	-	1	1	711 - 711	711	\$675 - \$675	\$675	\$0.95
			2	2	962 - 962	962	\$775 - \$775	\$775	\$0.81
Settlers Landing	West Haven Apartments	16	1	1	720 - 720	720	\$709 - \$709	\$709	\$0.98
			2	2	980 - 980	980	\$789 - \$789	\$789	\$0.81
			3	3	1,192 - 1,280	1,236	\$950 - \$970	\$960	\$0.78
Average						922		\$782	\$0.86

SOURCE: RCLCO; Respective community websites

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit III-5

SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL BUILDING PERMITS DAVIS COUNTY, UT 1990-2014



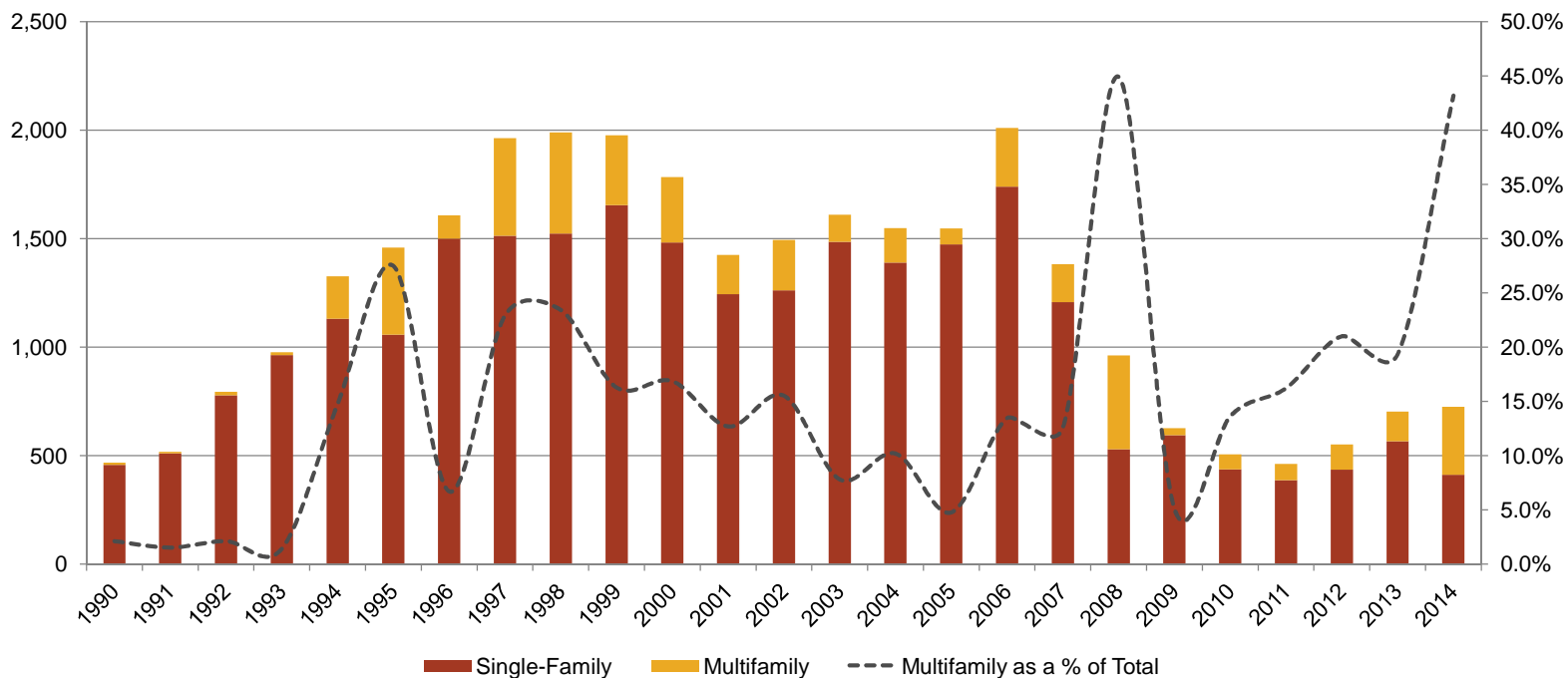
Decade	1990-1999	2000-2009	2010-2013
Average Annual Single-Family Permits	1,652	2,041	1,127
Average Annual Multifamily Permits	287	189	412
Average Annual Total Residential Building Permits	1,940	2,230	1,539
Multifamily as % of Total Permits	14.8%	8.5%	26.8%

SOURCE: HUD SOCDs

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit III-6

SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL BUILDING PERMITS WEBER COUNTY, UT 1990-2014



Decade	1990-1999	2000-2009	2010-2013
Average Annual Single-Family Permits	1,109	1,241	448
Average Annual Multifamily Permits	199	198	142
Average Annual Total Residential Building Permits	1,308	1,439	590
Multifamily as % of Total Permits	15.2%	13.8%	24.1%

SOURCE: HUD SOCDS

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit III-7

SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS DAVIS COUNTY, UT 1990-2014

	Syracuse	Farmington	Kaysville	Layton	Clearfield	Clinton	Sunset	West Point
1990	18	62	125	324	20	19	0	35
1991	20	70	126	381	18	4	1	43
1992	27	70	198	495	14	48	0	60
1993	69	72	268	512	46	71	0	49
1994	77	69	183	463	40	97	0	65
1995	103	59	183	418	198	123	2	104
1996	228	63	241	467	200	309	2	140
1997	278	115	171	537	217	310	13	75
1998	272	102	117	695	116	237	3	39
1999	349	130	135	536	60	345	14	85
2000	330	82	98	326	99	252	0	26
2001	507	91	166	299	226	298	1	69
2002	509	148	167	327	310	314	1	79
2003	623	189	188	358	183	381	2	185
2004	481	183	286	299	128	384	0	196
2005	492	355	356	398	89	336	0	177
2006	473	284	411	404	42	216	0	160
2007	255	180	193	250	70	52	0	54
2008	69	144	77	94	60	36	1	18
2009	85	189	77	129	45	50	0	25
2010	71	242	136	148	32	31	0	39
2011	83	118	91	159	23	38	0	20
2012	162	252	135	279	26	32	0	28
2013	203	154	151	291	43	38	0	59
2014	150	115	184	258	40	39	0	48
Avg 1990-1999	144	81	175	483	93	156	4	70
Avg 2000-2009	382	185	202	288	125	232	1	99
Avg 2010-2014	134	176	139	227	33	36	0	39

SOURCE: HUD SOCDs

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit III-8

MULTIFAMILY RESIDENTIAL BUILDING PERMITS DAVIS COUNTY, UT 1990-2014

	Syracuse	Farmington	Kaysville	Layton	Clearfield	Clinton	Sunset	West Point
1990	0	0	2	43	3	0	0	0
1991	0	0	2	16	0	0	0	0
1992	0	0	15	4	0	60	0	0
1993	0	4	2	108	30	0	0	0
1994	0	0	26	84	24	0	16	0
1995	0	2	12	216	13	0	0	0
1996	0	0	8	213	164	0	0	0
1997	0	36	12	235	542	0	0	0
1998	6	16	2	11	265	0	0	0
1999	4	24	2	22	104	0	0	0
2000	2	5	0	20	0	0	0	0
2001	2	124	2	75	0	0	0	0
2002	20	0	0	62	8	0	0	0
2003	6	0	0	80	4	32	4	7
2004	26	0	2	106	8	64	0	6
2005	12	0	0	52	3	35	0	0
2006	0	0	0	75	0	0	0	0
2007	0	0	0	37	7	0	0	0
2008	0	7	0	24	0	0	0	7
2009	12	0	0	50	0	0	0	11
2010	0	0	0	14	0	0	0	8
2011	2	328	0	4	0	0	0	0
2012	0	3	0	468	0	0	0	4
2013	20	0	2	110	0	0	0	12
2014	28	0	0	194	0	0	0	8
Avg 1990-1999	1	8	8	95	115	6	2	0
Avg 2000-2009	8	14	0	58	3	13	0	3
Avg 2010-2014	10	66	0	158	0	0	0	6

SOURCE: HUD SOCDs

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit III-9

SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS WEBER COUNTY, UT 1990-2014

	Roy	West Haven	Hooper
1990	135	0	0
1991	116	0	0
1992	177	0	0
1993	202	0	0
1994	232	35	0
1995	284	31	0
1996	370	107	0
1997	361	59	0
1998	473	0	0
1999	506	86	0
2000	429	46	0
2001	274	0	0
2002	194	54	0
2003	124	93	38
2004	108	122	77
2005	73	199	125
2006	51	364	205
2007	57	353	107
2008	23	171	65
2009	37	155	103
2010	38	72	62
2011	53	43	43
2012	40	44	67
2013	31	90	44
2014	14	71	0
Avg 1990-1999	286	32	0
Avg 2000-2009	137	156	72
Avg 2010-2014	35	64	43

SOURCE: HUD SOCDs

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit III-10

MULTIFAMILY RESIDENTIAL BUILDING PERMITS WEBER COUNTY, UT 1990-2014

	Roy	West Haven	Hooper
1990	0	0	0
1991	6	0	0
1992	0	0	0
1993	0	0	0
1994	0	0	0
1995	0	0	0
1996	0	0	0
1997	320	0	0
1998	0	0	0
1999	4	0	0
2000	0	0	0
2001	2	0	0
2002	29	0	0
2003	0	0	0
2004	0	0	0
2005	0	4	0
2006	0	0	0
2007	0	0	0
2008	0	216	0
2009	0	0	0
2010	27	21	0
2011	0	54	0
2012	0	12	0
2013	9	15	0
2014	3	26	0
Avg 1990-1999	33	0	0
Avg 2000-2009	3	22	0
Avg 2010-2014	8	26	0

SOURCE: HUD SOCDs

UTAH DEPARTMENT OF TRANSPORTATION

IV. DEMAND

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-1

RESIDENTIAL, OFFICE, AND RETAIL DEMAND SUMMARY DAVIS AND WEBER COUNTIES, UTAH 2015-2040

RESIDENTIAL				
	SINGLE-FAMILY DETACHED	TOWNHOME	MULTIFAMILY	TOTAL
RCLCO Forecasted Development	79,100	5,900	14,000	99,000
% Breakdown	80%	6%	14%	100%
Shared Solution Demand (Redeveloped Parcels)	2,388	6,549	5,924	14,861
% Breakdown	16%	44%	40%	100%
Share of RCLCO Forecasted Demand	3%	111%	42%	15%
OFFICE				
	SF DEMANDED			
RCLCO Forecasted Development	4,942,500			
Shared Solution Demand (Redeveloped Parcels) ¹	8,197,390			
Share of RCLCO Forecasted Demand	166%			
RETAIL				
	SF DEMANDED			
RCLCO Forecasted Development	7,325,600			
Shared Solution Demand (Redeveloped Parcels) ²	4,875,297			
Share of RCLCO Forecasted Demand	67%			

NOTE: Assumes Single-Family Detached product includes densities of 6-8 HH/acre, Townhome product includes densities of 9-18 HH/acre, and Multifamily product includes densities of 21-35 HH/acre.

¹ Assumes 300 square feet per employee

² Assumes 350 square feet per employee

SOURCE: Shared Solution; RCLCO

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-2

TOTAL LAND USE SUMMARY DAVIS AND WEBER COUNTIES, UTAH 2015-2040

	TOTAL LAND AREA OF PROPOSED SHARED SOLUTION PARCELS	DEVELOPABLE LAND ¹	SHARED SOLUTIONS REDEVELOPMENT AREA AS A % OF DEVELOPABLE LAND
Davis County	1,398	14,049	10%
Weber County	403	34,273	1%
Total	1,801	48,322	4%

¹ RCLCO-defined from Envision Utah analysis.
SOURCE: RCLCO; Shared Solution

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-3

SHARED SOLUTION ALTERNATIVE RESIDENTIAL DEMAND SUMMARY DAVIS AND WEBER COUNTIES, UTAH 2015-2040

DAVIS COUNTY																	
	# Households by Density																
	SFD		TOWNHOME								MF						
City	6 HH/Ac	8 HH/Ac	9 HH/Ac	11 HH/Ac	12 HH/Ac	14 HH/Ac	15 HH/Ac	16 HH/Ac	18 HH/Ac	21 HH/Ac	26 HH/Ac	28 HH/Ac	29 HH/Ac	35 HH/Ac	Total HHs		
Syracuse	160		163													323	
Farmington	157		484								819					1,460	
Kaysville	290		108													397	
Layton	235		72		152	1,899			74	271	516	1,736	1,245	6,199			
Clearfield	63	159	78	92	621		683	302			76	1,262			3,336		
Clinton	191	254														445	
Sunset	2	196		28													226
West Point	125										101						226
Total	256	1,379	274	327	636	2,655	683	101	377	346	516	1,736	2,507	819	12,612		

WEBER COUNTY															
	# Households by Density														
	SFD		TOWNHOME							MF					
City	6 HH/Ac	8 HH/Ac	9 HH/Ac	11 HH/Ac	12 HH/Ac	14 HH/Ac	15 HH/Ac	16 HH/Ac	18 HH/Ac	21 HH/Ac	26 HH/Ac	28 HH/Ac	29 HH/Ac	35 HH/Ac	Total HHs
Roy	167	85	320	192		538		138							1,440
West Haven		114	204	100				3							421
Hooper	263	124													387
Total	430	323	525	292	0	538	0	140	0	0	0	0	0	0	2,249

SOURCE: RCLCO; Shared Solution

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-4

OFFICE AND RETAIL DEMAND SUMMARY DAVIS AND WEBER COUNTIES, UTAH 2015-2040

DAVIS COUNTY				
	RETAIL		OFFICE	
City	# Shared Solution Jobs	Implied SF Demanded ¹	# Shared Solution Jobs	Implied SF Demanded ²
Syracuse	308	107,823	624	187,312
Farmington	885	309,671	2,814	844,319
Kaysville	290	101,517	529	158,620
Layton	7,427	2,599,366	11,468	3,440,414
Clearfield	2,488	870,831	6,888	2,066,489
Clinton	411	143,803	733	220,025
Sunset	179	62,688	301	90,429
West Point	247	86,569	536	160,802
Total	12,235	4,282,269	23,895	7,168,409

WEBER COUNTY				
	RETAIL		OFFICE	
City	# Shared Solution Jobs	Implied SF Demanded ¹	# Shared Solution Jobs	Implied SF Demanded ²
Roy	1,067	373,589	2,413	723,830
West Haven	333	116,688	560	167,916
Hooper	294	102,751	457	137,234
Total	1,694	593,028	3,430	1,028,980

¹ Assumes 350 square feet per retail employee.

² Assumes 300 square feet per office employee.

SOURCE: Shared Solution; RCLCO

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-5

RCLCO DEMAND SUMMARY DAVIS AND WEBER COUNTIES, UTAH 2015-2040

COUNTY	NEW HOUSING (UNITS)				NEW COMMERCIAL DEVELOPMENT (SF)			
	2015-2020	2021-2030	2031-2040	TOTAL	2015-2020	2021-2030	2031-2040	TOTAL
Davis County	11,000	21,200	15,500	47,700	1.6M	2.7M	2.6M	7.0M
Weber County	9,000	22,200	20,100	51,300	1.3M	3.2M	3.3M	7.8M

SOURCE: RCLCO

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-6

RESIDENTIAL UNITS DEVELOPED BY DECADE AND PRODUCT TYPE DAVIS AND WEBER COUNTIES 2015-2040

COUNTY	SINGLE-FAMILY DETACHED			TOWNHOME			MULTIFAMILY			TOTAL HOUSING UNITS			
	2015-2020	2021-2030	2031-2040	2015-2020	2021-2030	2031-2040	2015-2020	2021-2030	2031-2040	2015-2020	2021-2030	2031-2040	TOTAL
Davis County	8,600	17,300	12,700	700	1,300	1,000	1,700	2,600	1,800	11,000	21,200	15,500	47,700
Weber County	7,100	17,200	16,200	500	1,200	1,200	1,400	3,800	2,700	9,000	22,200	20,100	51,300

SOURCE: RCLCO

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-7

COMMERCIAL SQUARE FEET (SF) DEVELOPED BY DECADE AND PRODUCT TYPE DAVIS AND WEBER COUNTIES 2015-2040






County	OFFICE			INDUSTRIAL (WAREHOUSE & FLEX)			RETAIL			TOTAL COMMERCIAL SF			
	2015-2020	2021-2030	2031-2040	2015-2020	2021-2030	2031-2040	2015-2020	2021-2030	2031-2040	2015-2020	2021-2030	2031-2040	TOTAL
Davis County	518,200	956,700	1,063,200	325,800	224,500	169,700	804,300	1,535,900	1,389,300	1.6M	2.7M	2.6M	7.0M
Weber County	457,600	902,800	1,044,000	460,000	755,500	583,500	354,300	1,576,000	1,665,800	1.3M	3.2M	3.3M	7.8M

SOURCE: RCLCO

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-8






PROPOSED VERSUS CURRENT USES DAVIS AND WEBER COUNTIES, UTAH 2015

GIS PARCEL ID	LOCATION	PROPOSED USE	CURRENT USE	SITE PHOTO
100680032	Layton	Boulevard Community BC-2C	Retail Strip Center	
132060095	Clinton	Boulevard Community BC-1A	Starbucks	
100670121	Layton	Town Center TC-3C	Sam's Club	
100890090	Latyon	Station Community SC-2C	Motorcycle Dealership	
090730079	Roy	Boulevard Community BC-1A	Vacant	

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-8

PROPOSED VERSUS CURRENT USES DAVIS AND WEBER COUNTIES, UTAH 2015






GIS PARCEL ID	LOCATION	PROPOSED USE	CURRENT USE	SITE PHOTO
140540160	West Point	Town Center TC-1A	Single Family Residential	
072810001	Fruit Heights	Boulevard Community BC-1B	Vacant	
111000132	Kaysville	Boulevard Community BC-1B	Big O Tires	
090750041	Hooper	Boulevard Community BC-1A	Vacant	
140650093	Clearfield	Boulevard Community BC-1A	Rita's Pizzeria	

SOURCE: RCLCO; Shared Solution; Esri; Google Maps

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-9

FOR-SALE PARCELS DAVIS AND WEBER COUNTIES, UTAH 2015




GIS PARCEL ID	LAND AREA (AC)	LOCATION / ADDRESS	CURRENT USE	LIST PRICE	SITE PHOTO
100890079	0.0024	Layton 126 N Main St	Auto Garage	\$199,000	
100910024	0.3615	Layton 104 N Fort Ln	Gas Station	\$485,000	
111040102	0.4385	Kaysville 141 N Main St	Cleaners, Restaurant	\$799,000	
81050001	0.0098	Roy 5120 S 1900 W	Quilt Shop	\$375,900	
120200012	0.3208	Clearfield 245 N Main St	Flower Shop	\$320,000	

SOURCE: RCLCO; Shared Solution; CoStar; Google Maps

UTAH DEPARTMENT OF TRANSPORTATION

Exhibit IV-10

PROPOSED VERSUS CURRENT USES DAVIS AND WEBER COUNTIES, UTAH 2015

GIS PARCEL ID	LOCATION/ ADDRESS	SALE PRICE	SALE DATE	SITE PHOTO
100290036	Layton 1095 N Main St	\$780,000	Dec. 2011	
120010193	Clearfield 50 S State St	\$500,000	Apr. 2013	
120200139	Clearfield 293 N Main St	\$210,000	Jul. 2012	

SOURCE: RCLCO; Shared Solution; CoStar; Google Maps